



## MINUTES

**PLANNING & ZONING COMMISSION MEETING  
CITY OF LEANDER, TEXAS  
Pat Bryson Municipal Hall ~ 201 North Brushy Street  
Leander, Texas**

**Thursday ~ October 22, 2015 at 7:00 pm**

**Place 1 Chris Schwendenmann  
Place 2 Morgan Cotten  
Place 3 Jason Anderson  
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair  
Place 6 Angela Means  
Place 7 Marshall Hines**

1. Call to Order  
**Meeting called to order at 7:00 pm**
  - 1a. Welcome newly appointed Commissioners.  
**Commissioners Angela Means, Place 6 and Morgan Cotten, Place 2 were introduced and took their seats**
2. Roll Call  
**All Commissioners were present except Vice Chairman Allen**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: October 5, 2015  
**Motion made by Commissioner Anderson to approve the minutes, seconded by Commissioner Hines. Motion passed unanimously with Chair Sokol abstaining.**
4. Director's report to P & Z Commissioners on actions taken by the City Council at the October 15, 2015 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at the October 15, 2015 meeting.**
5. Review meeting protocol  
**Chairman Sokol referred to the printed meeting protocol.**

6. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No Citizens wished to speak.**

<b>Consent Agenda</b>
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7. Subdivision Case 15-TOD-PP-005: Consider action on the Bryson, Phase 1, Sections 1A, 1B, & 1C Preliminary Plat Revision for 48.861 acres more or less; WCAD Parcels R032237, R485832, R032239, and R485834; generally located to the northeast of the intersection of Hwy 183A & E San Gabriel Pkwy, Williamson County Texas. Applicant/Agent: Bury, Inc (Keith Young) on behalf of Crescent Leander, TX, LLC (Tommy Tucker).
8. Subdivision Case 15-FP-022: Consider action on the Bluffs at Crystal Falls Section 3, Phase 3B Final Plat for 10.272 acres more or less; TCAD Parcel 844910; generally located approximately 105 feet from the southwest corner of Granite Hill Dr and Yaupon Range Dr; Leander, Williamson County, Texas. Applicant/Agent: Sam Kiger on behalf of Taylor Morrison at Crystal Falls, LLC.
9. Subdivision Case 15-TOD-FP-021: Consider action on the Oak Creek, Phase 2, Section 2 Final Plat for 13.941 acres more or less; WCAD Parcel R529006; generally located to the southwest of the intersection of Middle Brook Drive and W Broade Street; Leander, Williamson County, Texas. Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.
10. Subdivision Case 15-TOD-FP-026: Consider action on the Bryson, Phase 1, Section 1B Final Plat for 22.509 acres more or less; WCAD Parcels R485832 and R485834; generally located to the northeast of the intersection of Hwy 183A & E San Gabriel Pkwy; located to the east of the Bryson. Phase 1, Section 1A subdivision, Leander, Williamson County Texas. Applicant/Agent: Bury, Inc (Keith Young) on behalf of Crescent Leander, TX, LLC (Tommy Tucker).

**Commissioner Hines moved to approve the consent agenda with staff recommendation, Commissioner Anderson seconded the motion. Motion passed unanimously.**

<b>Public Hearing</b>
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11. Zoning Case 14-Z-029: Hold a public hearing and consider action on the rezoning of two tracts of land, for 53.985 acres more or less, located at 10744 E. Crystal Falls Parkway, WCAD Parcels R031201 & R080605. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property GC-2-A (General Commercial), Leander, Williamson County, Texas. Applicant: Bowman Consulting (W.L. Gabler) on behalf of Premas Global Leander, LLC.

a) Staff Presentation

**Robin Griffin, Senior Planner, stated that staff reviewed the request and recommends approval of the following districts as shown in Attachment 6 of the packet:**

**GC-2-A (General Commercial) – 29.73 acres**

**LC-2-A (Local Commercial) – 4.92 acres**

**LO-2-A (Local Office) – 5.11 acres**

**SFT-2-A (Single-Family Townhome) – 13.3 acres**

b) Applicant Presentation

**Applicant Bill Gabler explained the purpose for the zoning request.**

c) Open Public Hearing

**Chairman Sokol opened the public hearing  
No one wished to speak.**

d) Close Public Hearing

**Chairman Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Hines moved to approve with staff recommendation of**

**GC-2-A (General Commercial) – 29.73 acres**

**LC-2-A (Local Commercial) – 4.92 acres**

**LO-2-A (Local Office) – 5.11 acres**

**SFT-2-A (Single-Family Townhome) – 13.3 acres**

**Commissioner Schwendenmann seconded the motion. Motion passed unanimously.**

12. Zoning Case 15-TOD-Z-022: Hold a public hearing and consider action on the rezoning of one tract of land, for 19 acres more or less, generally located 2,100 feet to the west of the intersection of US 183 and San Gabriel Pkwy on the north side of San Gabriel Pkwy, WCAD Parcel R522995. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) and the applicant is proposing to amend the PUD to designate the base zoning district as SFR-3-A (Single-Family Rural) as permitted by the SmartCode, Leander, Williamson County, Texas. Applicant: Hill Country Bible Church.

a) Staff Presentation

**Martin Siwek, Planner, stated that staff reviewed the request and recommends approval of the requested TOD/PUD amendment.**

b) Applicant Presentation

**Peter Horn applicant explained the purpose for the zoning request.**

c) Open Public Hearing

**Chairman Sokol opened the public hearing.**

**No one wished to speak.**

d) Close Public Hearing

**Chairman Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Anderson moved to approve with staff recommendation of TOD/PUD Amendment. Commissioner Means seconded the motion. Motion passed unanimously.**

13. Zoning Case 15-Z-025: Hold a public hearing and consider action on the rezoning of a tracts of land, for 18.598 acres more or less, located to the northwest of the intersection of RM 1431 & Travisso Pkwy, TCAD Parcel 447948. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property PUD (Planned Unit Development), Leander, Travis County, Texas.. Applicant: Nancy Stroder on behalf of Travisso, LTD (Taylor Morrison of Texas is the Managing partner)

a) Staff Presentation

**Robin Griffin, Senior Planner, stated that staff reviewed the request and recommends approval of the requested PUD.**

b) Applicant Presentation

**Nancy Stroder, applicant explained the purpose for the zoning request.**

c) Open Public Hearing

**Chairman Sokol opened the public hearing**

**Tom Hawkie had concerns on the following:**

- **Multi-Family being in the PUD.**
- **The area becoming higher density.**
- **Would like to see traffic information and street layout.**
- **Has LCRA study been completed for run off due to clear cutting of property and moving of dirt?**

d) Close Public Hearing

**Chairman Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Hines moved to approve with staff recommendation of PUD with the condition that the current tree ordinance applies to this property. Commissioner Schwendenmann seconded the motion. Motions passed unanimously.**

<b>Work Session</b>
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14. Work Session to discuss the proposed zoning of the property located to the south of the intersection of US 183 and the Union Pacific Railroad, and to the north of the southern city limits; 13.590 acres more or less. Currently, the property is zoned SFU-2-B (Single-Family Urban)

a) Applicant Presentation

**Dan Appling discussed the proposed zoning of the property with the Planning and Zoning Commission.**

b) Discussion

**Discussion took place.**

15. Meeting Adjourned at **8:49 pm**

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Chairman Sokol

ATTEST:

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Ellen Pizalate, Secretary